

1 **ELM STREET** * **BEFORE THE**
2 **DEVELOPMENT, INC.** * **PLANNING BOARD OF**
3 **ZONING BOARD CASE NO.: ZB 1101M** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of the petition requesting an amended Preliminary*
6 *Development Plan for an Age-restricted Adult Housing Development*

7 **ACTION:** *Recommended Approval; Vote 4 to 0*

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9 On May 24, 2012, the Planning Board of Howard County, Maryland, considered the petition of Elm
10 Street Development, Inc. for an amended Preliminary Development Plan for an Age-restricted Adult Housing
11 Development with 10 single-family detached dwellings and 87 single-family attached dwellings. The
12 Petitioner was represented by Jason Van Kirk. There was no testimony in opposition to the petition.

13 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,
14 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department
15 of Planning and Zoning recommended approval of the petition based on findings that the proposed amended
16 Preliminary Development Plan will still comply with the criteria for the PSC (Planned Senior Community)
17 District zoning originally approved on the subject property in Zoning Board Case No. ZB 1041M in 2005.

18 Mr. Van Kirk explained how the project will comply with the universal design guidelines. He noted
19 that the subject property has been through several Zoning Board cases related to its PSC zoning, and that the
20 intent of this project has always been for age-restricted adult housing. Mr. Van Kirk stated that while there is
21 a market for age-restricted adult housing apartments, such a design necessitates expensive underground
22 stormwater management, and there is a very good market for the villas and the single-family detached
23 dwellings that are proposed. He pointed out that the community likes the new plan because the building
24 heights are lower than the previous plan with the apartment buildings. In response to a question about whether
25 there is a need for all the parking spaces that are proposed, he stated that having the extra parking provided on
26 the parking pads in front of the units is desirable from a marketing standpoint.

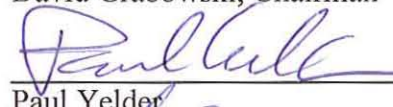
27 In its deliberation on the case, Board members expressed that the proposed amended plan is an overall
28 better project, that it complies with all the PSC District criteria, that the proposed amended plan is not a
29 significant change, and that the proposed amended plan has less density. The need for the large amount of
30 parking was questioned, and it was expressed that future projects should explore moving away from the
31 concept of providing a lot of additional parking spaces.

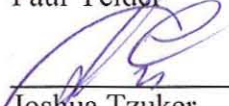
32 Paul Yelder made the motion to recommend approval of the amended Preliminary Development Plan.
33 Bill Santos seconded the motion. The motion passed by a vote of 4 to 0.

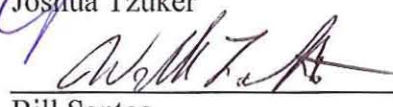
1 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 21st day of June,
2 2012, recommends that Zoning Board Case No. ZB 1011M, as described above, be APPROVED.

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4 HOWARD COUNTY PLANNING BOARD

5 
6 David Grabowski, Chairman

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8 Paul Yelder

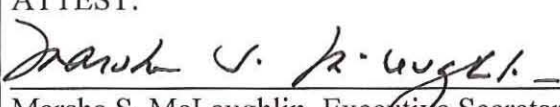
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10 
11 Joshua Tzucker

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13 Bill Santos

14 ABSENT

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Jacqueline Easley

ATTEST:

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21 Marsha S. McLaughlin, Executive Secretary